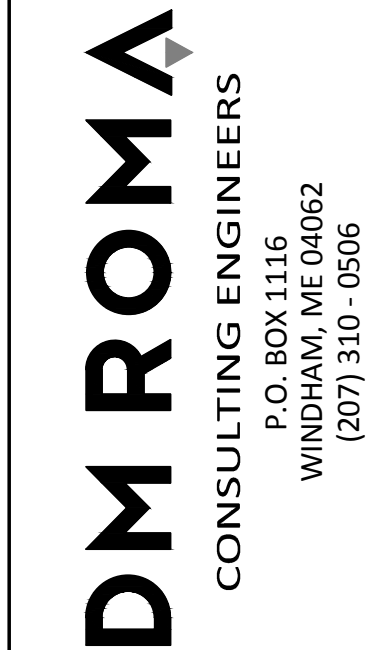
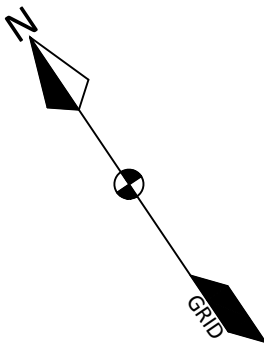




SUBDIVISION PLAN

NASH ROAD PROPERTY
WINDHAM, MAINE

FOR RECORD OWNER:
DAIGLE FINANCIAL & DEVELOPMENT, LLC
85 NASH ROAD
WINDHAM, ME 04092

NASH ROAD
WINDHAM,

SB-1

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF WETLANDS	
-200'- -201'	CONTOUR LINE	
	TREELINE	
	UTILITY POLE	
	OVERHEAD UTILITIES	

1. THE OWNERS OF RECORD OF THE PROPERTY ARE DAIGLE FINANCIAL & DEVELOPMENT, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34775 PAGE 332 AND JANCE L. BEATTIE BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 9885 PAGE 180.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 7.84 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 9, LOTS 34 & 34B-01.
4. PLAN REFERENCES:
 - A) BOUNDARY SURVEY AND AMENDED PROPERTY DIVISION, LAND OF JANCE L. BEATTIE PREPARED BY LAND SERVICES, INC., DATED SEPTEMBER 2017 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 217 PAGE 453.
 - B) BOUNDARY SURVEY OF 3 NASH ROAD WINDHAM, MAINE, FOR DAIGLE FINANCIAL AND DEVELOPMENT, LLC, PREPARED BY SURVEY, INC., DATED AUGUST 2018.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NADV88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 48.
8. ELEVATION CONTOURS SHOWN HEREON ARE LIDAR CONTOURS OBTAINED FROM MAINE STATE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM ZONING DISTRICT.
10. SPACE AND SIZE REQUIREMENTS: FARM DISTRICT
 - MIN LOT SIZE: 60,000 S.F.
 - NET RESIDENTIAL DENSITY: 60,000 SF
 - MIN STREET FRONTAGE: 200 FT
 - MIN FRONT YARD: 40 FT
 - MIN SIDE/REAR YARD: 10 FT
 - MAX BUILDING HEIGHT: 35 FT
 - MAX BUILDING COVERAGE: 25%
11. WETLAND DELINEATION PERFORMED BY MAINLY SOLIS, LLC IN AUGUST 2018.

GROSS LAND AREA:	260,876 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	21,605 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	3,214 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	236,057 S.F.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	3.93
NUMBER OF LOTS PROPOSED:	3

[illegible]